

079.A

0002

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

589,700 / 589,700

589,700 / 589,700

589,700 / 589,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		BRATTLE ST, ARLINGTON

**OWNERSHIP**

Unit #: 2

Owner 1: PIEROG MARY E

Owner 2:

Owner 3:

Street 1: 48 BRATTLE ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: PIEROG MARY E -

Owner 2: -

Street 1: 48 BRATTLE ST #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1997, having primarily Clapboard Exterior and 2152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

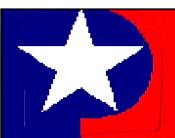
Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7124																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	589,700			589,700			199108
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/01/18		


**PATRIOT**  
Properties Inc.
**USER DEFINED**

Prior Id # 1:	199108
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	03:59:22
Print	
Last Rev	
Date	Time
08/01/18	09:21:55
ASR Map	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**      **Parcel ID** 079.A-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	589,700	0	.	.	589,700		Year end	12/23/2021
2021	102	FV	579,500	0	.	.	579,500		Year End Roll	12/10/2020
2020	102	FV	569,300	0	.	.	569,300	569,300	Year End Roll	12/18/2019
2019	102	FV	558,500	0	.	.	558,500	558,500	Year End Roll	1/3/2019
2018	102	FV	508,700	0	.	.	508,700	508,700	Year End Roll	12/20/2017
2017	102	FV	456,900	0	.	.	456,900	456,900	Year End Roll	1/3/2017
2016	102	FV	456,900	0	.	.	456,900	456,900	Year End	1/4/2016
2015	102	FV	439,200	0	.	.	439,200	439,200	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	43356-90		7/23/2004		460,000	No	No		
LOPEZ RONALD	27355-241		6/3/1997		242,400	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>			
Type: 8 - Condo TnHs.			Full Bath: 2	Rating: Very Good		CONDO CONVERSION 1997, Building Number 1.						
Sty Ht: 2 - 2 Story			A Bath:	Rating:								
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:								
Foundation: 1 - Concrete			A 3QBth:	Rating:								
Frame: 1 - Wood			1/2 Bath: 1	Rating: Very Good								
Prime Wall: 2 - Clapboard			A HBth:	Rating:								
Sec Wall:		%	OthrFix:	Rating:								
Roof Struct: 1 - Gable			<b>OTHER FEATURES</b>									
Roof Cover: 1 - Asphalt Shgl			Kits: 1	Rating: Very Good		1st Res Grid Desc: Line 1 # Units 1						
Color: BEIGE			A Kits:	Rating:								
View / Desir: N - NONE			Frl: 1	Rating: Very Good								
<b>GENERAL INFORMATION</b>			WSFlue:	Rating:								
Grade: B- - Good (-)			<b>CONDOS INFORMATION</b>									
Year Blt: 1997	Eff Yr Blt:		Location:									
Alt LUC:		Alt %:	Total Units:									
Jurisdict:		Fact: .	Floor: 1 - 1st Floor									
Const Mod:			% Own: 50.000000000									
Lump Sum Adj:			Name: 164 - 7124									
<b>INTERIOR INFORMATION</b>			<b>DEPRECIATION</b>			<b>REMODELING</b>			<b>RES BREAKDOWN</b>			
Avg Ht/FL: STD			Phys Cond: GV - Good-VG	8.6 %		Exterior:	No Unit	RMS	BRS	FL		
Prim Int Wal: 2 - Plaster			Functional:		%	Interior:	1	6	3	2		
Sec Int Wall:		%	Economic:		%	Additions:						
Partition: T - Typical			Special:		%	Kitchen:						
Prim Floors: 3 - Hardwood			Override:		%	Baths:						
Sec Floors:		%	Total:	8.6 %		Plumbing:						
Bsmnt Flr: 12 - Concrete			<b>CALC SUMMARY</b>			Electric:						
Subfloor:			Basic \$ / SQ: 250.00			Heating:						
Bsmnt Gar: 1			Size Adj.: 0.77881038			General:						
Electric: 3 - Typical			Const Adj.: 0.99989998									
Insulation: 2 - Typical			Adj \$ / SQ: 194.683									
Int vs Ext: S			Other Features: 65753									
Heat Fuel: 2 - Gas			Grade Factor: 1.21									
Heat Type: 1 - Forced H/Air			NBHD Inf: 1.10000002									
# Heat Sys: 1			NBHD Mod:									
% Heated: 100	% AC: 100		LUC Factor: 1.00									
Solar HW: NO	Central Vac: NO		Adj Total: 645151									
% Com Wal	% Sprinkled		Depreciation: 55483									
			Deprecated Total: 589668									
<b>MOBILE HOME</b>			WtAv\$/SQ:	AvRate:	Ind.Val							
Make: [ ] Model: [ ] Serial #:			Juris. Factor:		Before Depr:	259.12						
SPEC FEATURES/YARD ITEMS			Special Features: 0		Val/Su Net:	274.02						
			Final Total: 589700		Val/Su SzAd:	274.02						
Code	Description	A Y/S Qty	Size/Dim	Qual Con Year	Unit Price	D/S Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:		Total Special Features:		Total:							
<b>PARCEL ID</b> 079.A-0002-0002.0												
<b>IMAGE</b>												
<b>AssessPro Patriot Properties, Inc</b>												
Undisplayed Areas: GLA: 2152												